

000914144 HRC 35607

19643

Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. m90 Page 17610

DALE R. ASHBY and KATHRYN H. ASHBY, husband and wife

convey(s) to JAMES A. RIDDELL and LORETTA G. MOORE, husband and wife, hereinafter called grantor,

County of Klamath, State of Oregon, described as:

Lot 2, Block 10, FIRST ADDITION TO KENO WHISPERING PINES, in the County of Klamath, State of Oregon.

CODE 107 MAP 4007-12AO TL 2100

SUBJECT TO:

1. 1990-91 Taxes, a lien not yet payable.
2. Subject to rules and regulations of Fire Patrol District.
3. Conditions, Restrictions as shown on the recorded plat of First Addition to Keno Whispering Pines.
4. This property lies within and is subject to the levies and assessments of the Keno Pines Road District.
5. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record, recorded August 29, 1968 in Book M-68 at Page 7828.

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except

See above

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 102,500.00. *However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) * (Delete between symbols; if not applicable. See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 31st day of August, 19 90.

Dale R. Ashby
Kathryn H. Ashby

STATE OF OREGON, County of Klamath ss.

August 31, 19 90

Personally appeared the above named DALE R. ASHBY AND KATHRYN H. ASHBY and acknowledged the foregoing instrument to be THEIR voluntary act and deed.



Before me:

Tracie V. Chandler
Notary Public for Oregon
My Commission Expires: 7-6-94

Dale R. Ashby & Kathryn H. Ashby

GRANTOR'S NAME AND ADDRESS

James A. Ridgell & Loretta G. Moore
12934 Keno Springs Rd
Keno OR 97627

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath Trust Federal
540 Main St
Klamath Falls OR 97601

Until a change is requested all tax statements shall be sent to the following address.
Same

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 31st day of Aug, 19 90, at 4:06 o'clock P M., and recorded in book/reel/volume No. M90 on page 17610 or as document/fee/title/Instrument/microfilm No. 19643, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Paulene Mullender Deputy

Fee \$28.00

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